

For **Sale**  
\$400,000

# 7133 Nittany Valley Drive

± 8,500 SF

Mill Hall, PA 17751

**REDUCED! SELLING BELOW APPRAISED VALUE.**



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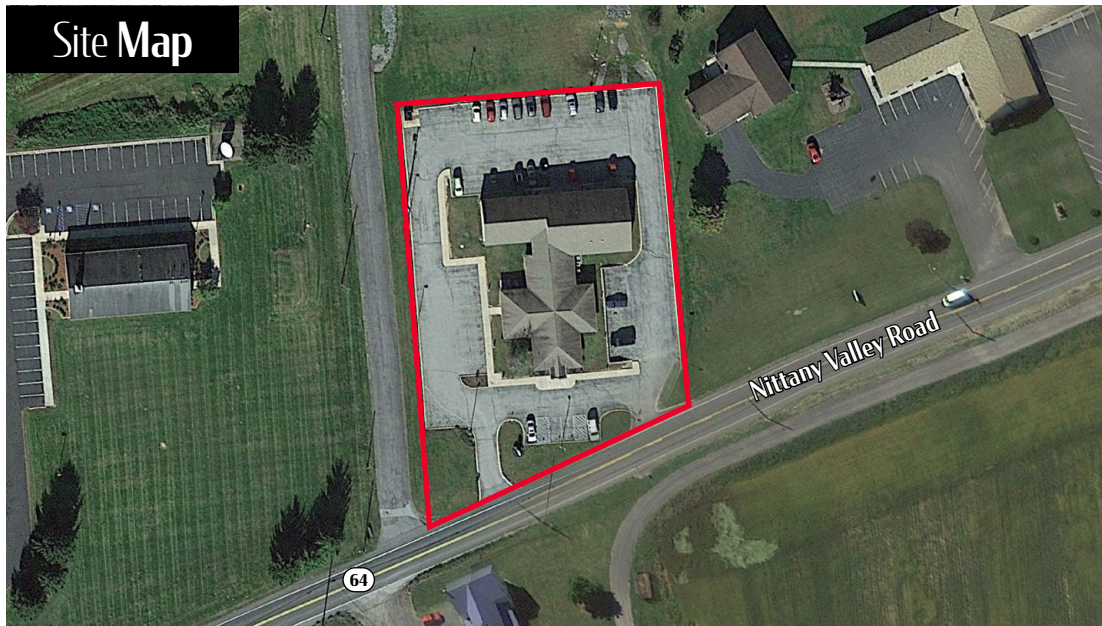


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### Property Overview

**Selling below appraised value!** 7133 Nittany Valley Drive was previously a medical office with approximately 8,500 SF, which sits on 1.45 acres of land that has been improved with public water/sewer and electric. There is parking for approximately 45 plus vehicles. This building contains an entry, waiting room, reception area, multiple exam rooms, lunchroom, procedure room, practitioner offices, baths and other support rooms. The building is in good condition and ready for occupancy. The property could be a physician's office or easily converted into another office use with its mix of individual offices and open areas. Many of the offices have a nice view of the mountains and neighboring farmland. It's truly a rare property for this area.

### Site Map



### Location Overview

The property is located in Lamar Township, Clinton County. It sits halfway between I-80 and Rt 220 along Nittany Valley Drive in an area that contains a mixture of single-family dwellings, farms and commercial uses. This property is located in a General Commercial Zoned District.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	284	12,372	32,754
TOTAL EMPLOYEES	111	4,295	8,914
AVERAGE HHI	\$64,805	\$54,252	\$55,612
TOTAL HOUSEHOLDS	114	5,099	12,942

**TRAFFIC COUNTS: Nittany Valley Drive ± 9,000 VPD**



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## Market Overview



## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



**Kandy Weader**

kweader@bennettwilliams.com

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)



# About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

